

# Conditional Use Analysis

January 28, 2009

## Application

---

C-63-2008

Bill Terburg, Relocation of Helipad

3460 South 4155 West

General Commercial (C-2) zone, 0.3373 acres

Staff Presentation by Hannah Thiel, Planner I

## Background

---

Bill Terburg with ACM Architects and Jay R Bangerter with Rocky Mountain Care are requesting a conditional use amendment for a new Rocky Mountain Care retirement facility located adjacent to the Pioneer Valley Hospital at 3460 South 4155 West. A conditional use was initially approved for this location on May 17, 1978 for the existing retirement center at its current location. This application is an amendment to the initial conditional use permit so that the retirement home can be rebuilt on the property. A nursing home or convalescence center is a permitted use in the 'C-2' or general commercial zone, but must be reviewed by the Planning Commission as it is amending the original conditional use for the property. The retirement home is proposed to be built on 2.52 acres of land. The General Plan designates this property as General Commercial or Medium Density.

The applicant has noted in the attached letter that the retirement home is operated 24 hours a day, 365 days a year. Visiting hours are from 9 am to 10 pm every day. This property is proposing 54 parking spaces where 48 spaces are required. The property has a six foot chain link fence existing on the property line, adjacent to the multifamily homes to the east. Trees will be planted next to the fence, which will aid as a sound and visual barrier for the homes located to the east of this property. Mechanical equipment will be located on the roof of the proposed building but will not be visible as it will be located in recessed wells in the roof structure. There will be deliveries that take place 2 to 4 times a week on the north side (or the rear) of the building.

The property on the South, and South East sides of the hospital complex at 3460 South 4155 West are zoned C-2 and are designated General Commercial or Medium Density under the General Plan. The other sides of 3460 South 4155 West are zoned Single Family Residential and Multifamily Residential and are designated Low and Medium Density Residential under the General Plan. Although the proposed retirement home is shifted closer to the east property lines adjacent to multifamily residential, the use is not changing and staff does not see this use adversely affecting neighbors or neighboring zones.

## Recommendations/ Staff Alternatives

---

- Approval subject to any issues raised at the public hearing as well as the following conditions:
  1. That the applicant shall meet all City Ordinances for all West Valley City Departments, including meeting the Commercial Design Standard Ordinance.
  2. That the staff approved building elevations be reviewed by the Planning Commission in a study session.
  3. That a permitted use be obtained for the proposed parking lot that will replace the existing retirement center.
  4. That a building permit be obtained for the proposed monument sign.

5. That the chain link fence along the North East part of the property remain chain link and not be required to be changed to a masonry wall.
  6. That the Planning Commission reviews this application upon receipt of valid unresolved complaints.
- Continuance, for resolution of any issues that may arise at the public hearing.
  - Denial of Conditional Use Amendment for proposed retirement center.

### **Attachments**

---

- Letter from Applicant
- Site Plan
- Landscape Plan
- Elevations
- Vicinity Map